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## 5712 48 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Camrose, Alberta

**Listing ID:**  
26781

**MLS ID:**  
A2169850

**\$399,900**



 **TREVOR VINET**  
 (780) 878-1734

 **RE/MAX Real Estate (Edmonton) Ltd.**  
 780-672-7474

 **5712 48 Avenue, Camrose, Alberta T4V 0T6**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	499	C2
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
West End	Condo Complex	2004
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Mixed Use	Commercial	Mixed Use
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
0227444	2310.00	214.60
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Roof</b>
4574	0.11	Metal
<b>Foundation</b>	<b>Inclusions</b>	<b>Restrictions</b>
Slab	See remarks	None Known
<b>Reports</b>		
None		

HIGHWAY COMMERCIAL SPACE! Hi traffic, highly visible, great exposure. 1,527 sq ft main floor ideal for a dog groomer, retail, beauty salon, professional services, etc. Two designated office rooms on the main floor. Mezzanine adds 798 sq ft of additional space, currently set up for board room. Bathroom & kitchen area located on main floor, this property is available for immediate possession. Property also available for rent - \$2,500 per month triple net.

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